

**Heritage on the Marina
Monthly Snapshot June 2019**

Monthly Financial June 2019					Year To Date Financial					
Operating Revenue	Budget	Actual	Variance	Jun-18	Operating Revenue	Budget	Actual	Variance	2018	
Life Care Fees (Incl. Type C)	\$ 349,998	\$ 296,603	\$ (53,395)	\$ 286,473	Life Care Fees (Incl. Type C)	\$ 2,099,988	\$ 1,763,961	\$ (336,027)	\$ 1,696,387	
SNF Private Pay Fees	133,429	125,130	(8,299)	132,550	SNF Private Pay Fees	\$ 800,574	\$ 707,120	(93,454)	761,938	
AL Private Pay Fees	34,129	36,915	2,786	48,430	AL Private Pay Fees	\$ 204,774	\$ 251,628	46,854	243,331	
Medicare Type A and B	172,675	78,283	(94,392)	168,372	Medicare Type A and B	\$ 1,036,050	\$ 1,041,274	5,224	958,609	
Other	84,493	81,595	(2,898)	78,211	Other	\$ 506,958	\$ 486,017	(20,941)	473,069	
Total Op Revenue	774,724	618,526	(156,198)	714,036	Total Op Revenue	4,648,344	4,250,000	(398,344)	4,133,334	
Less Total Op Expense	(1,026,738)	(1,007,502)	19,236	(1,067,372)	Less Total Op Expense	\$ (6,160,428)	\$ (6,105,375)	55,053	(5,985,261)	
Operating Gain/Loss	(252,014)	(388,976)	(136,962)	(353,336)	Operating Gain/Loss	(1,512,084)	(1,855,375)	(343,291)	(1,851,927)	
Other Income/Exp	4,584	2,289	(2,295)	640	Other Income/Exp	\$ 27,504	\$ 75,961	48,457	21,790	
Pre Investment Net Inc./Loss	(247,430)	(386,687)	(139,257)	(352,696)	Pre Investment Net Inc./Loss	(1,484,580)	(1,779,414)	(294,834)	(1,830,137)	
Net Investment Income	269,675	3,178,327	2,908,652	(178,202)	Net Investment Income	1,618,050	6,913,329	5,295,279	(652,275)	
Net Income <Loss>	\$ 22,245	\$ 2,791,640	\$ 2,769,395	\$ (530,898)	Net Income <Loss>	\$ 133,470	\$ 5,133,915	\$ 5,000,445	\$ (2,482,412)	
End of Month Unit Census/Occupancy %					Capital Project Update					
		Units							Cumulative	
	Life Care ¹	Type C	PP/Insurance	Medicare	Capacity	% Occupied	Est. Project Cost	Month Cost	Project Cost*	
Studios (incl. Deluxe)	40	9	4		59	89.8%	1,500,000	61,796	1,410,850	
1 BRs (incl. Cottage)	15.5	8.5			26	92.3%	275,000	87,235	93,584	
2 BRs	2	2			4	100.0%	375,000	6,473	417,268	
Subtot. - Res'l Units	57.5	19.5	4		89	91.0%	Apt. 318P, PC	110,000	0	
							Apt. 405P, PC	110,000	0	
SNF (Incl. Medicare)	8		9	1	32	56.3%				
Total	65.5	19.5	13	1	121	81.8%	Total In Progress	2,370,000	155,504	1,921,702
<small>¹ SNF includes short-term stay life care residents. Source count is PCC census report.</small>										
Nursing Hours per patient day:	Total	Avg per Day		Previous Month						
SNF Days	629.00	20.97		24.00						
Nursing Hours	3543.90	118.13		111.68						
NHPPD		5.63		4.65						
Medicare Days	99.00	3.30		9.10						
Add'l Monthly Revenue at full unit IL Life Care census (Laguna)				\$ 47,450						
						Care Fee Subsidies				
						Year to Date	Budget	Actual	Variance	Actual 2018
							(124,998)	(91,914)	33,084	(120,426)